



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 11, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 March 11, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTY IN THE UNINCORPORATED
COMMUNITY OF BASSETT
PROJECT 275-528
PARCELS 94EXF, 94EXF.1, 95EXF, 95EXF.1, 96EXF, AND 97EXF
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District surplus property along a portion of Project 275-528 in the unincorporated community of Bassett.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sales categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Project 275-528 Parcels 94EXF, 94EXF.1, 95EXF, 95EXF.1, 96EXF, and 97EXF in the unincorporated community of Bassett are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the sale of Project 275-528 Parcels 94EXF and 95EXF.1 from the Los Angeles County Flood Control District to an adjacent property owner for \$23,700.
4. Approve the sale of Project 275-528 Parcels 94EXF.1, 95EXF, 96EXF, and 97EXF from Los Angeles County Flood Control District to an adjacent property owner for \$33,700.

5. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim Deed document and authorize delivery to the adjacent owner.

6. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or her designee to sign the Quitclaim Deed document in connection with the future sale of Project 275-528 Parcels 94EXF.1, 95EXF, 96EXF, and 97EXF and authorize delivery to the adjacent owner.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Project 275-528, specifically Parcels 94EXF, 94EXF.1, 95EXF, 95EXF.1, 96EXF, and 97EXF, located north of Workman Mill Road in the unincorporated community of Bassett. The two adjacent property owners have expressed an interest in acquiring these parcels.

In the mid-1960s, the LACFCD acquired fee title to Parcels 94, 95, 96, and 97, as part of the land needed for Project 275-528. Construction of the facility has been completed, and the subject parcels lie outside of the required right of way.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The sale of Parcels 94EXF and 95EXF.1 in the amount of \$23,700 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

The sale of Parcels 94EXF.1, 95EXF, 96EXF, and 97EXF, to be completed in the future, in the amount of \$33,700, represents the fair market value. All monies will be deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 94EXF, 94EXF.1, 95EXF, 95EXF.1, 96EXF, and 97EXF are located along Project 275-528, north of Workman Mill Road, in the unincorporated community of Bassett.

Pursuant to Government Code Section 65402, notifications of the proposed sales were submitted to the County of Los Angeles Department of Regional Planning for their reports as to conformance with the adopted General plans of the agencies. By letter dated October 21, 2013, the County of Los Angeles Department of Regional Planning indicated the sale was consistent with the General Plan and had no objection to the sales.

The proposed sales are authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed sales are not considered adverse to the LACFCD and will not hinder the use of Project 275-528 for possible transportation, utility, or recreational corridors.

County Counsel approved the Quitclaim Deed document for Parcels 94EXF and 95EXF.1 as to form, and subsequent to the Board action on this matter the document will be recorded. The Quitclaim Deed document for the future sale of Parcels 94EXF.1, 95EXF, 96EXF, and 97EXF will be approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

These sales are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines previously adopted by the Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus properties under the sales do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain this property and reduce the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

3/11/2014

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mr. Edward Clark
246 South 2nd Avenue
La Puente, CA 91746

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale

Assessor's Identification Number:
8112-008-909 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to EDWARD V. CLARK, a single man, all its right, title, and interest in and to the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated March 11, 2014



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic

By Don Kube
Chairman, Board of Supervisors of the Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

Project 275-528
(Files: 275-528 94EXF, and 95EXF.1)
Parcels 94EXF, and 95EXF.1
275-528-RW4.1
S.D. 1
Project ID No. MPR0000584

M1321009

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 11th day of March, 2014, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By [Signature]
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

PROJECT NO. 528, BASSET

Parcel No. 94EXF

Includes: Parcel No. 95EXF.1

275-528-RW4.1

A.I.N. 8112-008-909 (Portion)

T.G. 637 (H4)

I.M. 114-277

S.D. 1

M1321009

LEGAL DESCRIPTION

PARCEL NO. 94EXF (Quitclaim of a portion of fee):

That certain parcel of land in Lot 2, Block 9, Tract No. 1343, as shown on map recorded in Book 20, pages 10 and 11, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 94, in a Final Order of Condemnation, had in Superior Court Case No. 788023, a certified copy of which was recorded on May 5, 1965, as Document No. 3909, in Book D2894, page 79, of Official Records, in the office of said Registrar-Recorder/County Clerk.

EXCEPTING therefrom all that portion lying northeasterly of the southeasterly prolongation of that certain course described as having a bearing and length of NORTH 50°04' WEST 287.21 FEET in the northeasterly boundary of that certain parcel of land in deed to Edward V. Clark, recorded on September 1, 2011, as Document No. 20111183737, of said Official Records.

Containing: 3,499± square feet.

PARCEL NO. 95EXF.1 (Quitclaim of a portion of fee):

That certain parcel of land in above-mentioned Lot 2, described as Parcel No. 95 in above-mentioned Final Order of Condemnation, a certified copy of which was recorded on January 14, 1966, as Document No. 4112, in Book D3177, page 292, of above-mentioned Official Records.

EXCEPTING therefrom that portion lying northeasterly of above-mentioned southeasterly prolongation.

Containing: 1,244± square feet.



APPROVED AS TO DESCRIPTION
<u>MAY 2, 2013</u>
COUNTY OF LOS ANGELES
By <u>[Signature]</u>
LICENSED SURVEYOR
Survey/Mapping and Property Management Division

EXHIBIT A

EXHIBIT B

TRACT NO 10588
MB 183 - 14

(LOT) 11

TRACT NO 605

(LOT) 1

OR 20111183737 (9-1-11)
EDWARD CLARK

MB 15 - 89

MB 20 - 10 - 11

SEE DETAIL

(NORTHWESTERLY LINE OF
LOT 2 TRACT NO 1343
(143.53))

TRACT

NO

BLOCK 9

(LOT) 2 (POR)

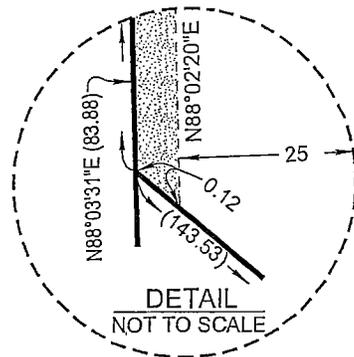
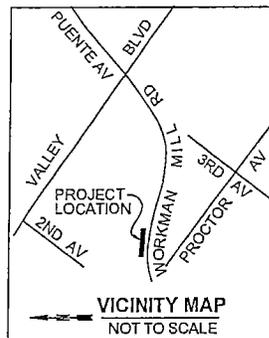


BY:

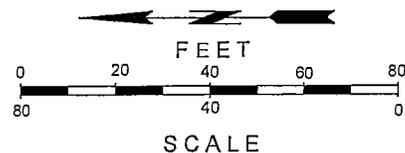
LICENSED SURVEYOR

6.2.13

DATE



CURVE DATA			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	35°00'00"	125.00	76.36
C2	6°44'59"	82.00	9.66
C3	36°31'11"	82.00	52.57
C4	1°51'36"	750.00	24.35
C5	1°04'35"	750.00	14.09



LEGEND:

- () DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET.
- [Stippled Area] - QUITCLAIM OF A PORTION OF LACFCD (FEE).
- [Cross-hatched Area] - QUITCLAIM OF A PORTION OF LACFCD (FEE).

REFERENCE:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
275-528-RW 4.1 A.I.N. 8112-008-909 T.G. 637 (H4)	PROJECT 528 - BASSETT (275-528 PARCELS 94 & 95)		
PROJECT I.D. MPR0000584	PREPARED BY A MERCADO	DATE 5-03-13	SHEET 1 OF 1